044.A	0007	0081.A	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	888,000	/	888,000
USE VALUE:	888,000	/	888,000
ASSESSED:	888,000	/	888,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		BEACON ST, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	WANG ELIZABETH XIAO-RU &	
Owner 2:	JIANG NEVILLE NIEN-HUEI	
Owner 3:		
Street 1:	35 THORNBERRY ROAD	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	01890	Type:

PREVIOUS OWNER

Owner 1:	PAVAO JOSEPH A/MICHAEL -
Owner 2:	TRS/BEACON ST TRUST -
Street 1:	85 BEACON ST
Twn/City:	ARLINGTON
St/Prov:	MA / Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2006, having primarily Clapboard Exterior and 2714 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	888,000			888,000
Total Card	0.000	888,000			888,000
Total Parcel	0.000	888,000			888,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.19 | /Parcel: 327.1

Legal Description

User Acct

281098

GIS Ref

GIS Ref

Insp Date

04/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 044.A-0007-0081.A

!15429!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	872,100	0	.		872,100	872,100	Year End Roll	12/18/2019
2019	102	FV	850,800	0	.		850,800	850,800	Year End Roll	1/3/2019
2018	102	FV	773,500	0	.		773,500	773,500	Year End Roll	12/20/2017
2017	102	FV	693,000	0	.		693,000	693,000	Year End Roll	1/3/2017
2016	102	FV	693,000	0	.		693,000	693,000	Year End	1/4/2016
2015	102	FV	663,700	0	.		663,700	663,700	Year End Roll	12/11/2014
2014	102	FV	631,200	0	.		631,200	631,200	Year End Roll	12/16/2013
2013	102	FV	631,200	0	.		631,200	631,200		12/13/2012

PRINT

Date	Time
12/11/20	05:09:02

LAST REV

Date	Time
07/31/18	08:29:51

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAVAO JOSEPH A/	47749-579		7/3/2006		699,000	No	No		

USER DEFINED

Prior Id # 1:	31691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2018	Measured	DGM	D Mann
4/19/2007	External Ins	BR	B Rossignol
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7800													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		3.9	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.72107589
Const Adj.:	0.99792004
Adj $ / SQ:	176.296
Other Features:	66993
Grade Factor:	1.21
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	924010
Depreciation:	36036
Depreciated Total:	887973

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	298.65
Special Features:	0	Val/Su Net:	327.19
Final Total:	888000	Val/Su SzAd	327.19

SKETCH

UnSketched SubAreas:
GLA PC=80 Yr=2006: 2714,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,714	176.300	478,468

Net Sketched Area:	2,714			Total:	478,468
Size Ad	2714	Gross Are	2714	FinArea	2714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.A-0007-0081.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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